

# \$439,000 - 17629 7a Avenue, Edmonton

MLS® #E4459594

**\$439,000**

3 Bedroom, 2.50 Bathroom, 1,495 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautiful half duplex located in the highly desirable community of Langdale in Windermere. This beautiful home offers a SOUTH-FACING Backyard that backs onto a peaceful Walking Path, allowing for abundant natural light and sunshine throughout the day. Inside, you'll find a bright, open concept living room and kitchen, ideal for both everyday living and entertaining. The well-designed layout includes 3 spacious bedrooms, 2.5 bathrooms, and a fully finished basement—providing ample space for the whole family. Just a short 2-minute walk to a nearby playground and scenic walking trails, and only minutes from the Currents of Windermere Shopping Centre, this move-in ready home combines comfort, convenience, and an unbeatable location!

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459594  |
| Price          | \$439,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,495     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2014          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17629 7a Avenue |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2W1         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached          |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                      |
| Stories           | 3                                                                                              |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Finished                                                                                 |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                     |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | CONSTABLE DANIEL WOODALL |
| Middle     | RIVERBEND SCHOOL         |

High LILLIAN OSBORNE SCHOOL

**Additional Information**

Date Listed September 26th, 2025

Days on Market 3

Zoning Zone 56

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